



City of Rockville
Rockville, Maryland

**REQUEST FOR INFORMATION #06-20
IDEAS AND CREATIVE DIRECTION FOR RE-USE OF
KING FARM FARMSTEAD PARK**

Responses Due by 2:00 P.M. (Eastern) on Friday, November 22, 2019

ISSUED BY:
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**CITY OF ROCKVILLE
ROCKVILLE, MARYLAND
REQUEST FOR INFORMATION #06-20**

Ideas and Creative Direction for Re-use of King Farm Farmstead Park

Sealed responses to this Request for Information (RFI) shall be addressed to the City of Rockville, Maryland and be received at Rockville City Hall, Procurement Division, Attention: Jessica Lewis, Director of Procurement, 111 Maryland Avenue, Rockville, Maryland 20850 until **2:00 PM (Eastern), on Friday, November 22, 2019**. No responses will be accepted after that time.

The City will not accept faxed or email responses.

SITE-VISITS

Site-visits will be provided to prospective respondents. Site-visits will be held on **Friday, October 11, 2019 at 9:00am** and on **Friday, October 18, 2019 at 9:00am** at 16100 Frederick Road, Rockville, MD 20850. Prospective respondents interested in attending shall contact Jessica Lewis at jjlewis@rockvillemd.gov to confirm attendance on the selected date.

SUBMITTAL OF QUESTIONS

Prospective respondents are requested to submit any questions no later than **5:00pm (Eastern), on Friday, October 25, 2019**, to Jessica Lewis, Director of Procurement, via e-mail at jjlewis@rockvillemd.gov. The City reserves the right to include questions and responses in the form of a written Addendum, as it deems necessary.

DISCLAIMER

This RFI is issued solely for information and planning purposes, and does not constitute a Request for Proposals or Invitation to Bid. Responses to this notice are not offers and cannot be accepted by the City of Rockville (City) to form a binding contract. The City shall not be responsible for any costs incurred by any respondent to this RFI in furnishing any information, ideas or data in response to this RFI.

Responses to this RFI are subject to Maryland Public Information Act (MPIA) requests.

Further, this RFI shall not be construed as a commitment in any manner whatsoever by the City to enter into any contract, lease, or any other arrangement that might be suggested by interested parties, nor will the City pay for the information submitted in response to this RFI. The City intends to use the information provided in response to this RFI to determine, at its sole discretion, the potential options deemed appropriate and in the best interest of the City.

The City reserves the right to use the information provided by respondents in developing a subsequent Request for Proposal for Management and Operation Services, or public-private partnerships, or other arrangements for use of the King Farm Farmstead.

Failure to respond to this RFI does not exclude any interested party from future consideration for opportunities which may be solicited by the City through later procurement methods (Request for Proposals, Invitation for Bids, etc.). Interested parties submitting proposed ideas are advised that any information provided shall be deemed furnished with unlimited rights to the City assuming no liability for the disclosure, use, or reproduction of such information or ideas or data, etc.

No proprietary information should be submitted. Respondents are further advised that the City is under no obligation to acknowledge receipt of the information received, or to provide feedback of any kind whatsoever to respondents to this RFI with respect to information submitted under this RFI. It is also emphasized that the requested information, ideas, data, etc. are for preliminary planning purposes only, and do not constitute in any manner whatsoever any commitment, implied or otherwise, that there would be any solicitation of any respondent for any procurement, related to or arising out of this RFI at any time in the future.

Responses to this RFI will not be returned.

I. INTRODUCTION

A. Intent

The intent of this Request for Information (RFI) is to seek ideas and creative direction on options for reuse of the historic King Farm Farmstead (Farmstead) property. The City of Rockville (City) is seeking exceptional, creative and innovative ideas that will result in reuse of a landmark destination on this historic Farmstead site. The ideal concepts will serve to expand and enhance the City's already world-class system of parks and public amenities.

The City requests information and comments from qualified individuals, corporations, not-for-profit organizations and any other interested parties, to plan for the long-term future use of the Farmstead, located at 16100 Frederick Ave., Rockville, MD 20850. Parties with information about potential public-private partnerships with the City for use of this property are also invited to respond to this RFI.

The City is issuing this RFI to gain an understanding of what the market might support in bringing desirable activity for community use to this location. We will use the information provided in the responses to guide us in planning how best to utilize all portions of the property. The RFI is not intended to be construed as an intent, commitment or promise to enter into a future service contract. Proposers must outline what terms would be necessary to make development of the property financially feasible, and must have the relevant experience to implement their concepts, as well as have access to financial resources for their concepts' execution. Ultimately, the City will assist a chosen proposer, following the City's issuance of a more formal RFP/selection process, to obtain required City planning and development approvals.

B. Background

The City of Rockville, an incorporated municipality in the State of Maryland located twelve (12) miles northwest of the nation's capital, owns and maintains the Farmstead. The City acquired the 6.96-acre site in the mid-1990s, at the time of the sale and development of the former King (Irvington) Farm. The Farmstead was deeded to the City by the developers of the King Farm community, in accordance with the terms of a Deed and Declaration of Covenants (See Attachment A). A subsequent letter from King Farm Associates in 2017 provides further clarification of the terms of use for the property. (See Attachment B for a copy of these guiding documents). The subsequent development of the King Farm community resulted in a 430-acre mixed-use project, utilizing new urbanism design concepts, and comprised of approximately 3,200 dwelling units, 2.2 million square feet of commercial/office space, and 120,000 square feet of retail.

The location, history and acreage of the Farmstead presents an opportunity to develop a landmark destination facility that has the potential to positively impact the community for generations. The Farmstead is part of the 92-acre public King Farm park system that includes two active parks and 43 acres of stream valley/forested parkland. Maryland Route 355 (Frederick Road) is adjacent to the site on the east side. Residential lots are located to the west and south of the site. The Shady Grove Metro Station is a five-minute walk, on the other side of Route 355.

Additional information relating to the City and the King Farm Farmstead Park can be found on the City's website at www.rockvillemd.gov/Facilities/Facility/Details/King-Farm-Farmstead-27.

The Farmstead, formerly the home of the Lawson King family, contains a collection of historic buildings associated with the King Farm. The farmhouse, the dairy barn complex and associated outbuildings form a collection of original agricultural structures that convey the importance of dairy farming in Montgomery County during the 20th century. Attachment C contains a site map of the Farmstead, a map showing the Farmstead in relation to the King Farm development, the adjacent road and transportation system, the iconic dairy barns with open-air courtyard, the farmhouse and a description of the buildings, including square footage. The Farmstead's location, just downslope from the highest hill in King Farm, makes the complex visible from numerous places within the King Farm community, and the iconic dairy barns and farmhouse are highly visible while traveling on Route 355. Photographs of buildings in the complex are found in Attachment C.

The Farmstead property currently has minimal uses. The hay-drying shed has been converted to a picnic shelter available for drop-in and reserved use by the public. Adjacent to the picnic shelter is a 40-plot community vegetable garden. None of the other buildings are presently in use.

In January 2018, the City completed the repairs and renovations to the two dairy barns and their accessory buildings at the King Farm Farmstead Park. The historically accurate renovation included, but was not limited to, replacing the roof and its framework, windows, doors, dormer, some siding, some exterior and interior painting, and installing a gutter system. The intent of this project was to restore, stabilize and secure the existing barns and accessory buildings to provide a shell building for future use. The work complied with approvals from the Historic District Commission of the City of Rockville; the overarching standard for these approvals were the Secretary of Interior Standards for Rehabilitation of Historic Structures. Photographs of the renovated barns are provided in Attachment C.

The site is served by well water but will be required to tie into public water and sewer as the property is redeveloped. There is also minimal electric service. There is limited land available for construction of parking, although the nearby, City-owned Stepanek Park has ample parking available. It may be possible to lease or purchase adjacent property to the north of the site for parking or other related uses.

The City is open to considering any adaptive reuse for this well-located, highly-visible property that benefits the local community, is financially viable and sustainable, and aligns with the guiding documents. Myriad possibilities have been considered, including, but not limited to, uses highlighting community history, art and culture, and craft food and beverages.

In 2016, the City chartered a citizen Task Force to identify possible uses for the King Farm Farmstead. Through a strategic process, they provided options to the Mayor and Council for the rehabilitation, redevelopment and community use of the historic property. Their report includes multiple concepts specific to each of the buildings. While it is not a requirement, the City would encourage any interested parties to consider incorporating one or more of the Task Force options in your submittal. A summary of the Task Force's conclusions is included in Attachment D.

C. Purpose

The City is engaged in policy discussions regarding the future of the Farmstead. To assist them with their policymaking, the Mayor and Council have directed the preparation of this

RFI to provide the City with information on individual(s), corporations and not-for-profit organizations that may be interested in leasing the property or exploring a public-private partnership with the City that will facilitate improvements to the site and its buildings, and the establishment of a suitable long-term plan for adaptive reuse.

D. Program Goals and Policy Standards

The Farmstead is a designated, local Historic District. The City wishes to explore and promote appropriate adaptive reuses of the Farmstead with the goal of preserving the historical integrity of the overall site and exterior appearance of the various buildings, while providing a landmark, destination facility that will serve the community for generations.

Historically compatible alterations to the exterior of the buildings and the site are permissible with the approval of the Rockville Historic District Commission. Proposed adaptive reuses will also be evaluated for conformance with the terms of the Deed and Declaration of Covenants and compatibility with adjacent and nearby residential properties.

A staff report on the historic designation of the Farmstead site can be found in Attachment E.

II. SUBMITTAL INSTRUCTIONS

A. Delivery and Copies

Respondents shall submit one (1) original and five (5) copies marked RFI #- ADAPTIVE RE-USE OF KING FARM FARMSTEAD PARK no later than **2:00pm on Friday, November 22, 2019** to City of Rockville, City Hall, 111 Maryland Ave., Rockville, MD 20850; Attention: Jessica Lewis, Director of Procurement.

B. Submittal Contents

1. Provide a brief description of whether you are representing an individual, group, company or organization.
2. Provide the name of the contact person who will respond to questions or requests from the City for additional information.
3. Provide an overview of the services you as an individual, your group, company or organization provides, including:
 - a. Nature of the business or not-for-profit activities
 - b. Vision, Objectives
 - c. Size
 - d. Location(s)
 - e. Number of employees
 - f. General description of the company's or organization's customers
 - g. Financial status of the company
 - h. Relationship to any larger entity
4. Provide an Overview of the Proposed Uses of the Farmstead, including:

- a. General description of proposed lease terms, or in the case of a public-private partnership, describe what your company or organization would contribute
- b. Description of the proposed use or uses of each building
- c. Description of the proposed use or uses of the grounds
- d. Days and hours of use
- e. Estimated number of daily vehicle and pedestrian trips generated
- f. Number of parking spaces required
- g. Impacts to, and synergies with, adjacent residential community
- h. Describe how the proposed use will adequately ensure the preservation and protection of this historic property
- i. Describe how the initial capital investment would be funded, as well as ongoing maintenance.
- j. Describe how you propose this public/private partnership to be structured and operate
- k. Describe how the property would be marketed for use.
- l. Describe how the proposed use may be accommodated in an environmentally enhancing manner
- m. Describe the extent to which continued public access to the Farmstead will or will not be compatible with the proposed use
- n. Description of any specialized needs
- o. Any other information that would improve the City's understanding of your proposal
- p. Describe how the proposed use conforms to the terms of the Deed and Declaration of Covenants

III. RFI ATTACHMENTS

- A. Attachment A – Deed and Declaration of Covenants**
- B. Attachment B – Deed and Declaration of Covenants additional information**
- C. Attachment C – Building Map/Photo and Square Footage**
- D. Attachment D – King Farm Farmstead Task Force Final Report**
- E. Attachment E – King Farm Farmstead Historic Designation**

Attachments are available on the City of Rockville website:

<https://www.rockvillemd.gov/bids.aspx>